

Resolution No.:	<u>15-1588</u>
Introduced:	<u>June 20, 2006</u>
Adopted:	<u>August 1, 2006</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

Background

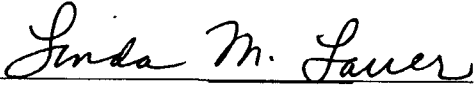
1. Section 9-501 et seq. of the Environmental Article of the Maryland Code, requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by the MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On, June 7, 2006, the County Council received recommendations from the County Executive regarding 9 plan amendment category change requests.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on July 18, 2006.
8. The Transportation and Environment Committee discussed these amendments on July 25, 2006 and made recommendations to the Council.
9. The County Council held a worksession on August 1, 2006.

Action

The County Council for Montgomery County, Maryland approves the following amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

May 2006 Amendment Transmittal

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Categories 1 and 3 identify properties approved for public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service within the ten-year scope of the Water and Sewer Plan. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years. Property owners file category change map amendment requests in seeking to move their property from one category to another, usually based on anticipated development plans. As indicated below, these requests most often involve changes from categories 4, 5 or 6 to categories 1 or 3 in order to secure approval for public water and/or sewer service. The following chart presents the County Council's actions on water/sewer category map amendment requests filed with DEP.

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments

Map Amendment No. Applicant (Owner) Description & Location					Master Plan & Watershed Zoning & Acreage Site Development		Map Amendment Request: Service Area Categories Existing Requested		T&E Committee Recommendation (See Attachment B for mapping of all except the denied map amendments.)		
Bennett and Little Bennett Watersheds Planning Area											
WSSCR 06A-BEN-02 Clarksburg Church of God* • 23900 Clarksburg Rd. – Parcel P233, Old & New Laid Tomahawk • Map tile: 233NW13; EW342 • West side of Clarksburg Rd. opposite Piedmont Rd. (Snowden Farm Pkwy.) *representative: The Rev. Calvin Lilliston			• Clarksburg Master Plan (1994) • Little Bennett Creek (MDE Use III) and Little Seneca Cr. (MDE Use IV) Watersheds • RDT Zone; 2.37 ac. • Existing & Proposed use: existing house of worship and rectory			W-6 S-6		W-3 S-6/no change		Defer action on the W-3 category request, pending completion of the on-going sanitary survey for properties along Clarksburg Rd.	
WSSCR 06A-BEN-03 Maurice Gladhill • 10901-11909 Bethesda Church Rd. – Lots 2-3 & 5, Outlot A, Mountain View Overlook • Map tile: 218NW11; FX121 • North side of Bethesda Church Rd. east of Haney Ave.			• Damascus Master Plan (2006) • Bennett Creek Watershed (MDE Use I) • RDT Zone; 41.44 ac. total • Existing use: Farm • Proposed use: Small farms (farmettes) on child lots			W-6 S-6		W-1 S-6/no change		Defer action on the W-1 request, pending the County Council's receipt of recommendations on child lots from the Ad Hoc Agriculture Working Group. <i>Note: Lot 1, not included in this amendment request, is designated as category W-1, with a restriction for one water service hookup only. (Abutting Mains policy.)</i>	
Damascus Planning Area											
WSSCR 06A-DAM-04 Daniel Pipher • 25815 Woodfield Rd. – Parcels P412* & P413, Hutchcrafts Range • Map tile: FX342; 236NE10 • East side of Woodfield Rd. (MD 124) south of Bethesda Church Rd.			• Damascus Master Plan (2006) • Upper Great Seneca Creek Watershed (MDE Use I) • RE-2C Zone; 0.62 ac. total • Existing use: one single-family house and one vacant parcel • Proposed use: two single-family houses (existing house to remain)			W-1 S-6		W-1/no change S-1		Approve S-3, for one sewer hookup only for each of the two existing parcels. <i>Note: this amendment is also pending approval under administrative action AD 2006.</i>	

May 2006 Amendment Transmittal

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments

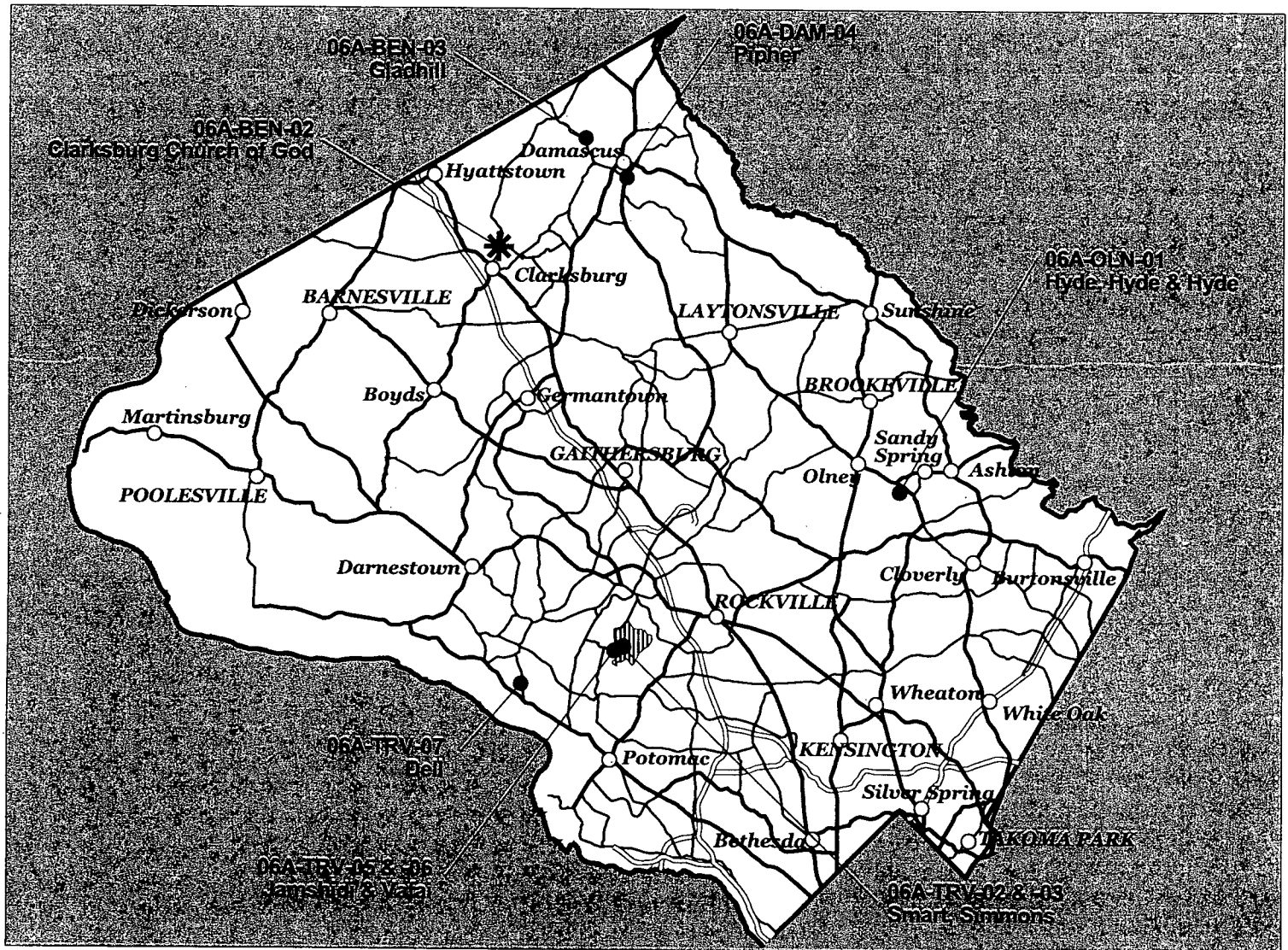
Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request: Service Area Categories Existing Requested		T&E Committee Recommendation (See Attachment B for mapping of all except the denied map amendments.)
Olney Planning Area				
WSSCR 06A-OLN-01 Elizabeth, Thomas & Henry Hyde • Parcels P239, P401, P542 & P459, Snowdens Manor Enlarged • Map tile: JT121; 223NW02 • Southeast quadrant – intersection of Dr. Bird Rd. (MD 182) and Batchellors Forest Rd.	• Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • RNC Zone; 46.28 ac. • Existing use: 3 existing homes and open space • Proposed use: residential – 31 lots (plan no. 7-20060100)	W-6 S-6	W-3 S-3	Defer action on the W-3 and S-3 request, pending further work by the applicant and the Planning Board to reach consensus on a site plan that is consistent with the Olney Master Plan. <i>Note: The T&E Committee asked the Planning Board staff and the applicant to return to the Committee with the results of this effort by September 30, 2006.</i>
Travilah Planning Area				
WSSCR 06A-TRV-02 Macris, Hendricks & Glascock (for Kevin Smart) • Circle Dr. – Outlot A, Block 7, North Glen Hills • Map tile: 217NW10; FR341 • Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSSCR 06A-TRV-03)	• Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • RE-1 Zone; 2.28 ac. • Existing use: vacant/open space • Proposed use: residential – one new single-family house	W-1 S-6	W-1/no change S-3	Deny the S-3 category change request; maintain S-6. <i>Note: The 2002 Potomac Subregion Master Plan recommends a sanitary study of septic systems in the Glen Hills neighborhood. DEP and DPS expect to begin work on the study in August 2006 and to have the study results under review in Fall 2007.</i>
WSSCR 06A-TRV-03 Macris, Hendricks & Glascock (for George Simmons) • Circle Dr. – Parcel P721, Wickham & Pottinger • Map tile: 217NW10; Fr341 • Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSSCR 06A-TRV-02)	• Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • RE-1 Zone; 3.41 ac. • Existing use: vacant/open space • Proposed use: residential – one new single-family house	W-1 S-6	W-1/no change S-3	Deny the S-3 category change request; maintain S-6. <i>Note: See WSSCR 06A-TRV-02, above.</i>
WSSCR 06A-TRV-05 Ahmad Jamshidi & Guita Vafai • 9840 Watts Branch Dr. – Lot 26, Block 2, Glen Hills Sect. 3 • Map tile: 217NW10; FR341 • Southeast corner – intersection of Glen Mill Rd. and Watts Branch Dr.	• Potomac Subregion Master Plan (2002) • Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) • RE-1 Zone; 1.06 ac. • Existing use: vacant • Proposed use: residential – one single-family house	W-1 S-6	W-1/no change S-3	Deny the S-3 category change request; maintain S-6. <i>Note: See WSSCR 06A-TRV-02, above.</i>

May 2006 Amendment Transmittal**Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments**

Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request: Service Area Categories		T&E Committee Recommendation (See Attachment B for mapping of all except the denied map amendments.)
Existing	Requested			
WSSCR 06A-TRV-06 Ahmad Jamshidi & Guita Vafai • 12500 Circle Dr. – Lot 27, Block 2, Glen Hills Sect. 3 • Map tile: 217NW10; FR341 • Southeast corner – intersection of Glen Mill Rd. and Circle Dr. (adjacent to WSSCR 06A-TRV-05)	• Potomac Subregion Master Plan (2002) • Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) • RE-1 Zone; 0.92 ac. • Existing and proposed use: residential – one single-family house	W-1 S-6	W-1/no change S-3	Deny the S-3 category change request; maintain S-6. <i>Note: See WSSCR 06A-TRV-02, on the preceding page.</i>
WSSCR 06A-TRV-07 Carole and Donald Dell • 12200 Stoney Creek Rd. • Parcel P165, Beall Mount • Map tile: 215NW12; EQ562 • West side of Stoney Creek Rd. south of Wetherfield La.	• Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • RE-2 Zone; 17.29 ac. • Existing use: agricultural/residential • Proposed use: 8-lot single-family residential subdivision	W-6 S-6	W-3 S-3	Approve W-3. Defer action on the S-3 request, pending the County Council's review of the Potomac Subregion Master Plan's peripheral sewer service policy recommendation within the context of the triennial update of the Water and Sewer Plan.

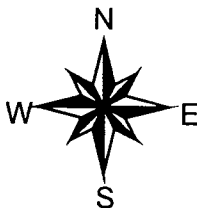
Amendment Withdrawal/Denial Note: Under the policies in the Water and Sewer Plan, DEP cannot accept for a period of one year new applications for category change amendments either withdrawn by the applicant or denied by this resolution. DEP will not accept new category change request applications before September __, 2007, for denied requests. See the withdrawn amendments for their specific filing restriction dates. DEP staff may grant an exception if they determine that a substantive change has occurred in the circumstances involving such a request (i.e. rezoning, sanitary survey results, etc.).

Water/Sewer Map Amendment Locator County Executive's Transmittal -- May 2006

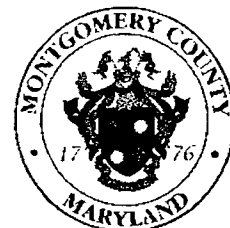


MAP LEGEND

- Proposed Map Amendments
- * Proposed PIF Map Amendments
- Localities
- County Roads
- State Roads
- US & Interstate Highways
- ▨ Glen Hills Neighborhoods

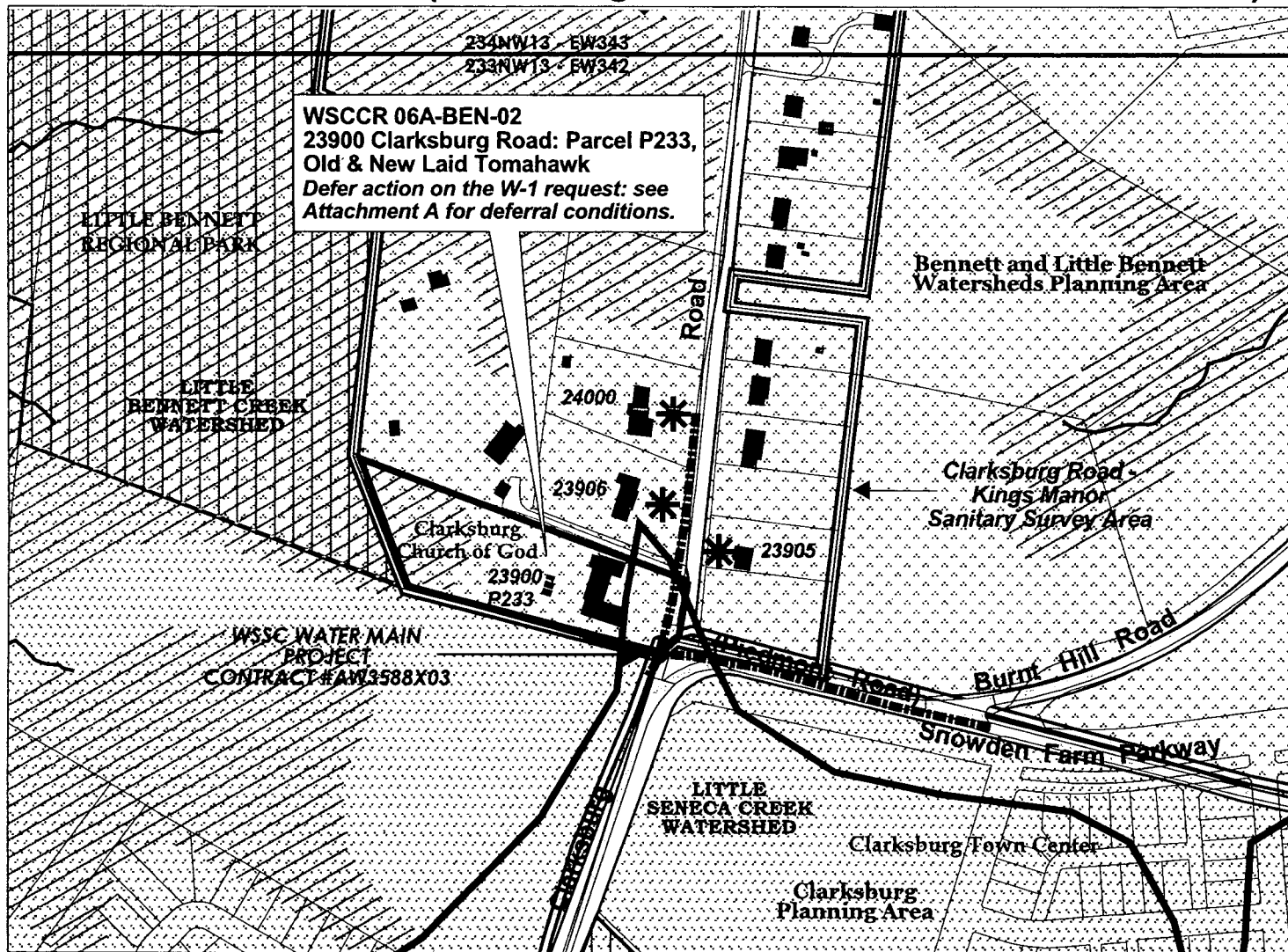


Montgomery County, Maryland
2003 - 2012
Comprehensive Water Supply
and Sewerage Systems Plan



Water Service Area Categories Map

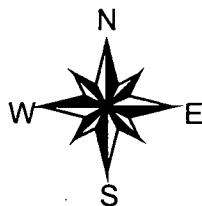
WSSCR 06A-BEN-02 (Clarksburg Church of God/Rev. Calvin Lilliston)



400 0 400 800 1200 Feet

MAP LEGEND

- Property
- WSSC Map Grid
- Proposed Water Mains
- Health Problem Cases - Well Failures
- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas
- County - State - Federal Parks



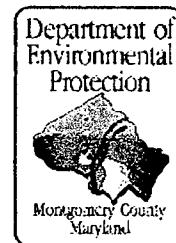
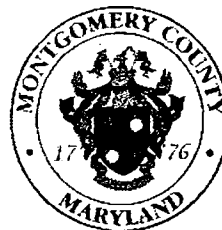
Clarksburg Road - Kings Manor Sanitary Survey Area

Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6
- W-6 Multi-Use System

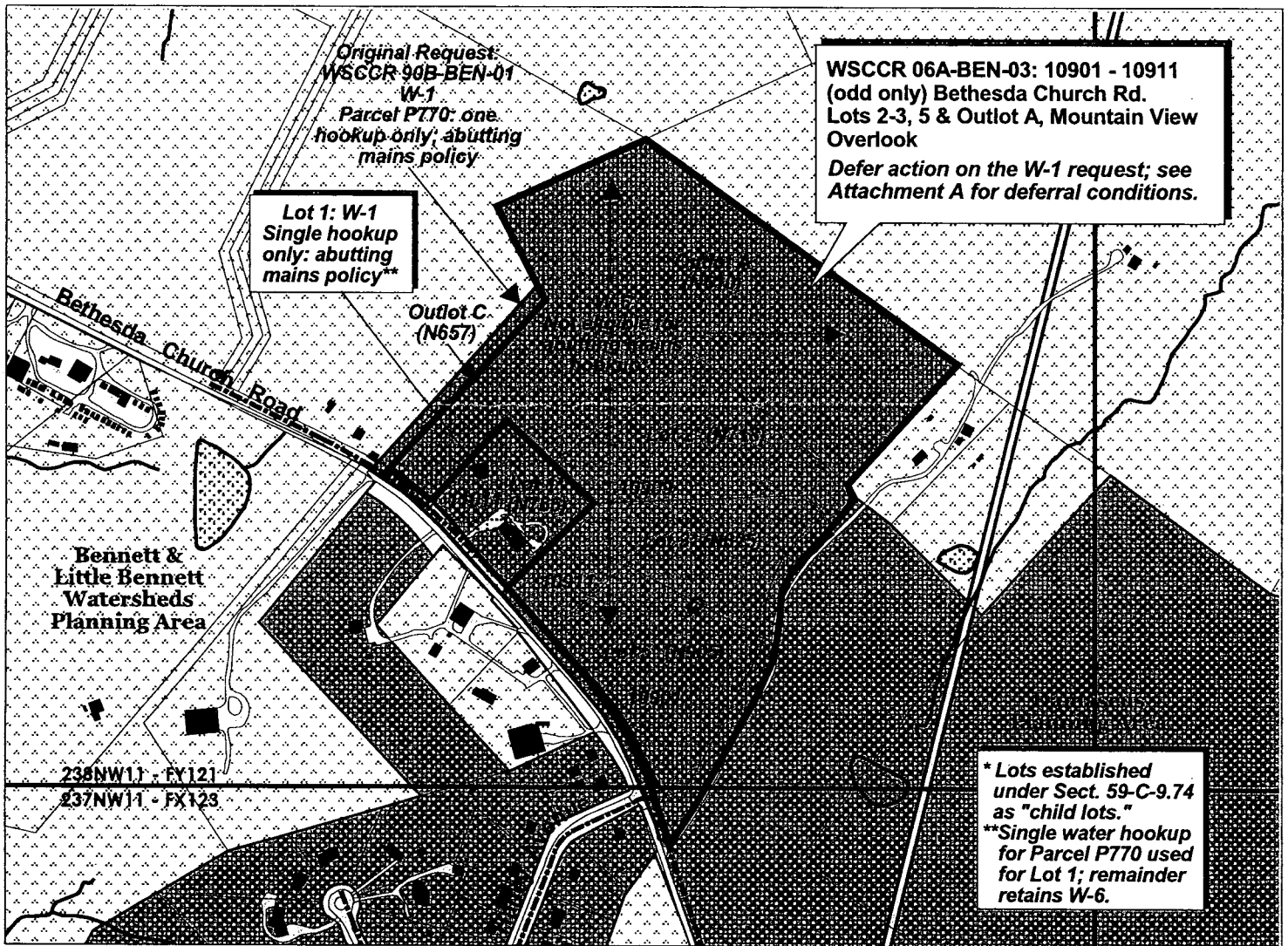
June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

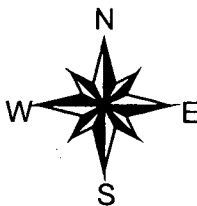


Water & Wastewater Policy Group
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Water Service Area Categories Map WSSCR 06A-BEN-03 (Gladhill)



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MAP LEGEND

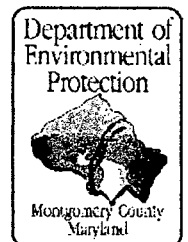
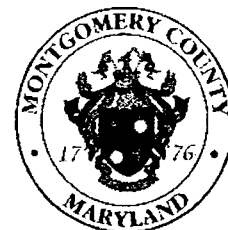
- Property
- WSSC Map Grid
- Water Mains
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Planning Areas

Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6
- WSSCR 90B-BEN-01

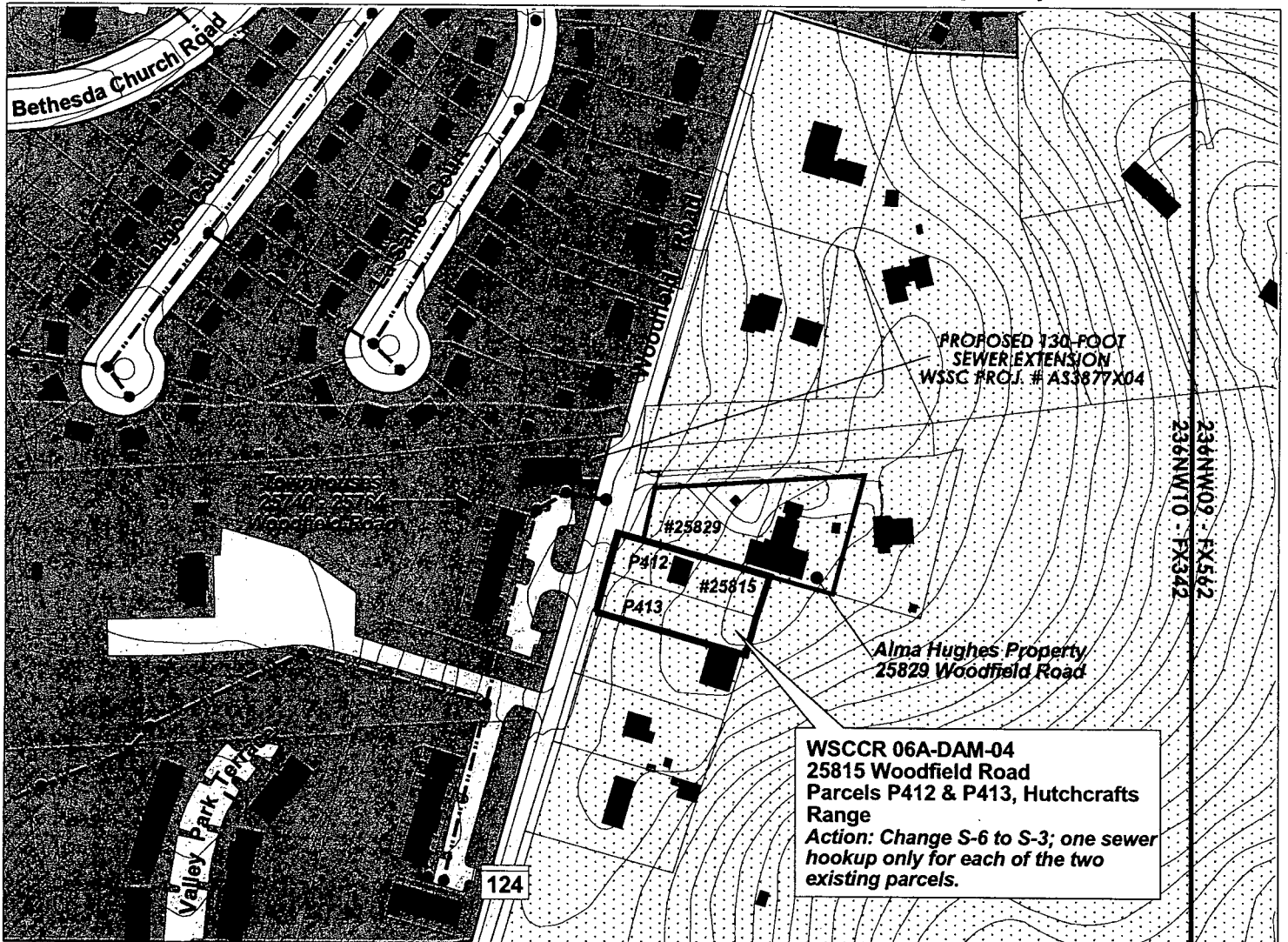
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Comprehensive Water Supply
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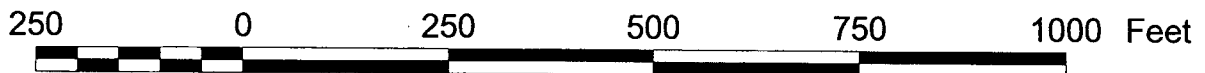
Water & Wastewater Policy Group
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Sewer Service Area Categories Map WSSCR 06A-DAM-04 (Daniel & G.M. Pipher)



Damascus Planning Area

Upper Great Seneca Creek Watershed

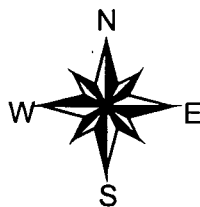


MAP LEGEND

- Property
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Sewer Manholes
- WSSC Map Grid
- Buildings
- Roads
- Topography (C.I. = 5 Feet)
- Streams
- Ponds - Lakes
- Woodlands

Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



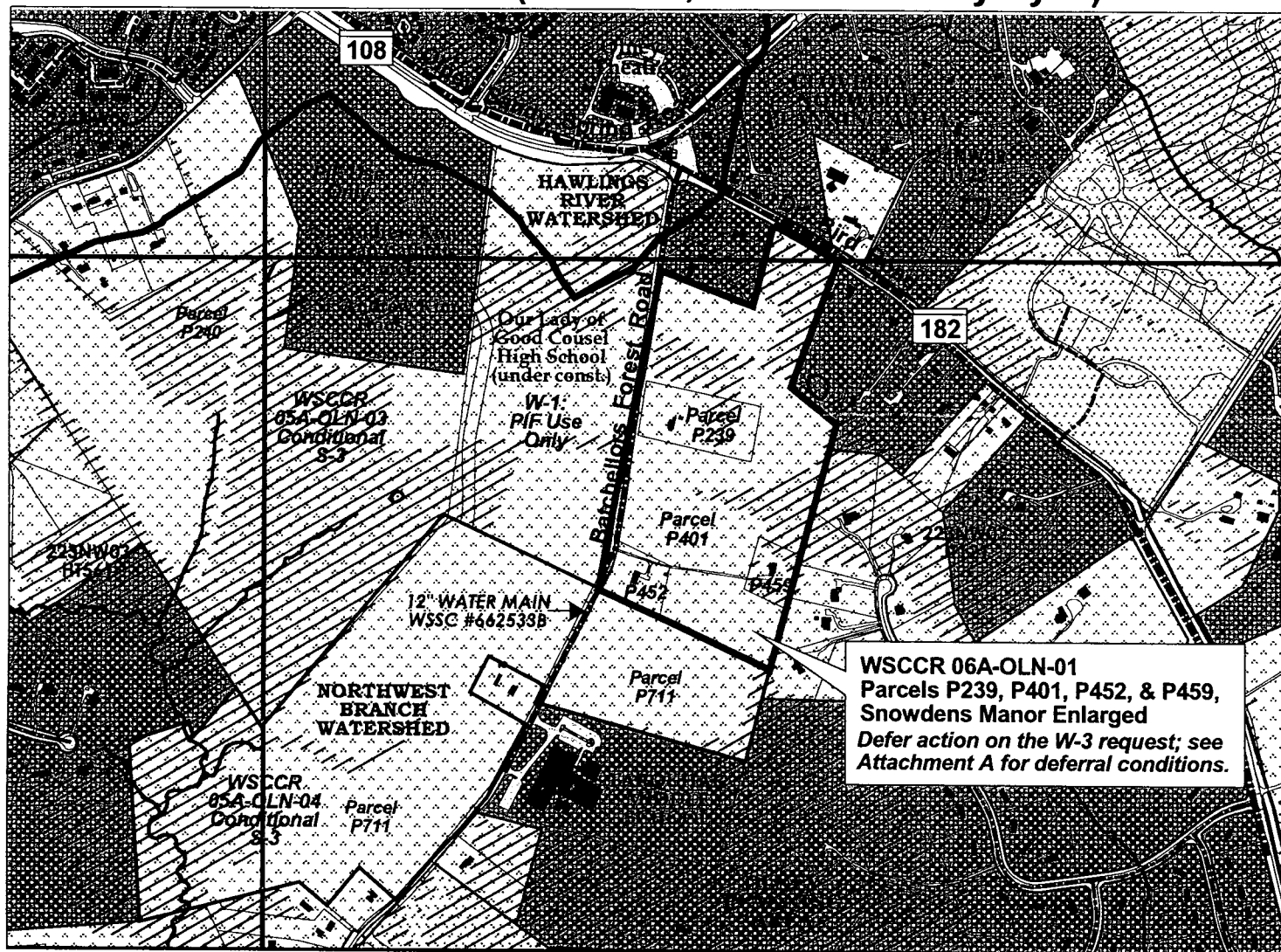
June 2003 Update
Service Area Categories Map

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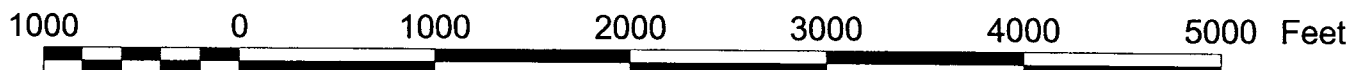


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Water Service Area Categories Map WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)

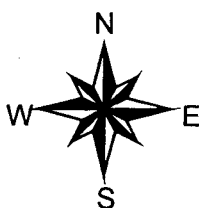


WSSCR 06A-OLN-01
Parcels P239, P401, P452, & P459,
Snowdens Manor Enlarged
*Defer action on the W-3 request; see
Attachment A for deferral conditions.*



MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Water Mains**
 - 8"- or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16"- to 24"-Dia. (CIP) Mains
 - 30"- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas
- County - State - Federal Parks

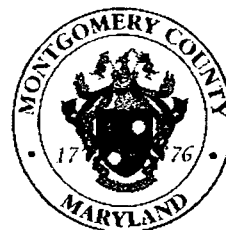


Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6

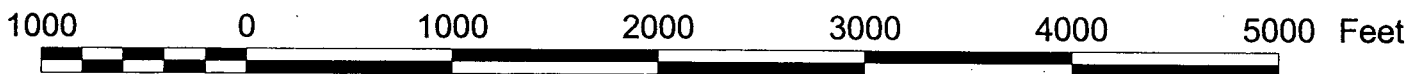
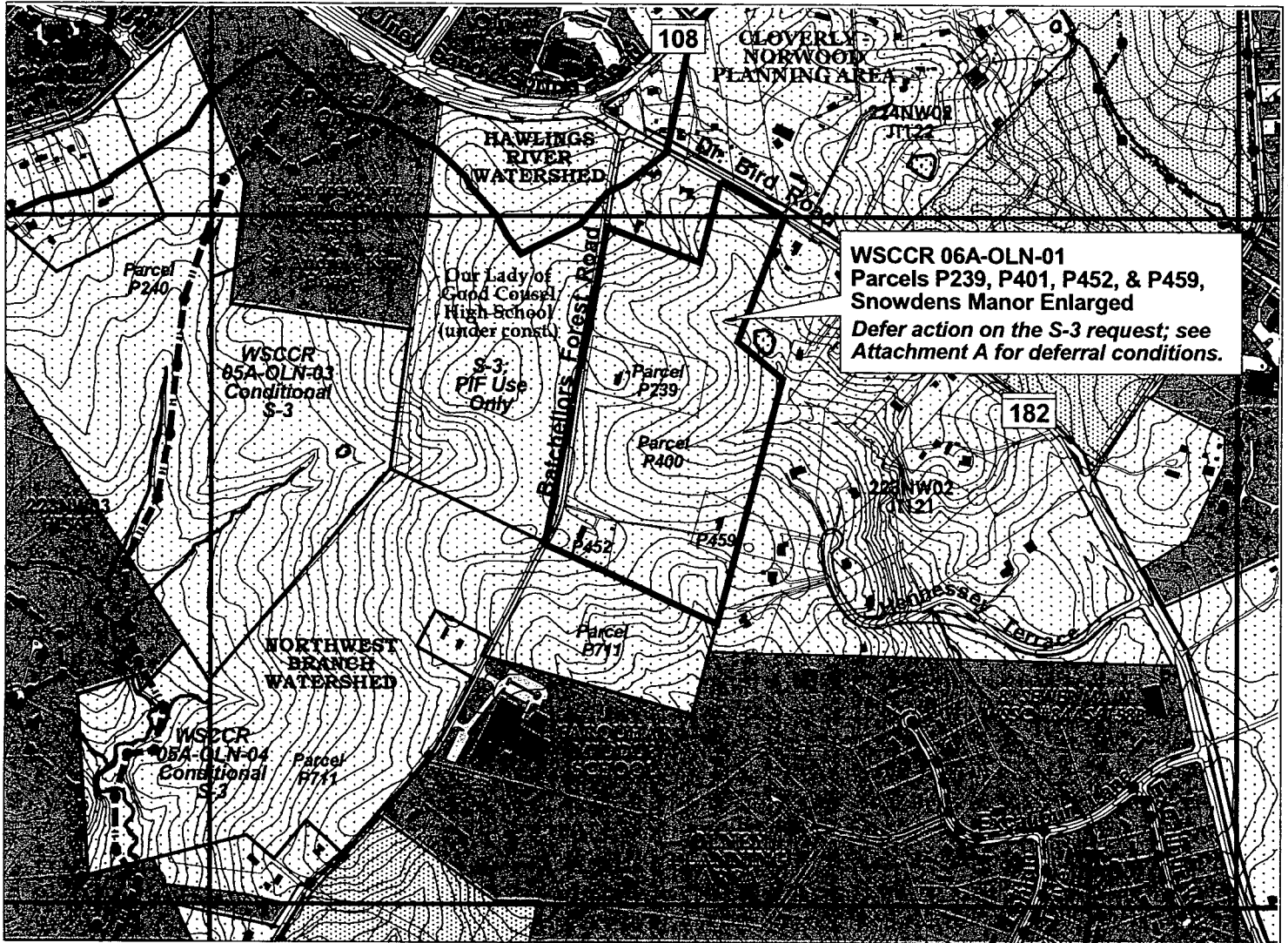
June 2003 Update
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Water & Wastewater Policy Group
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Sewer Service Area Categories Map WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)

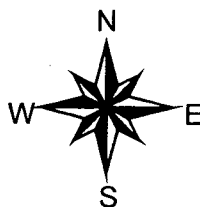


MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
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 - 48"- or Larger-Diameter (CIP) Trunk Mains *
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- Roads - Parking
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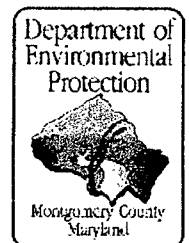
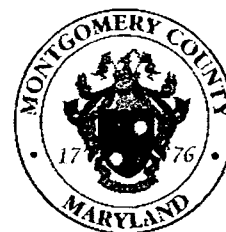
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



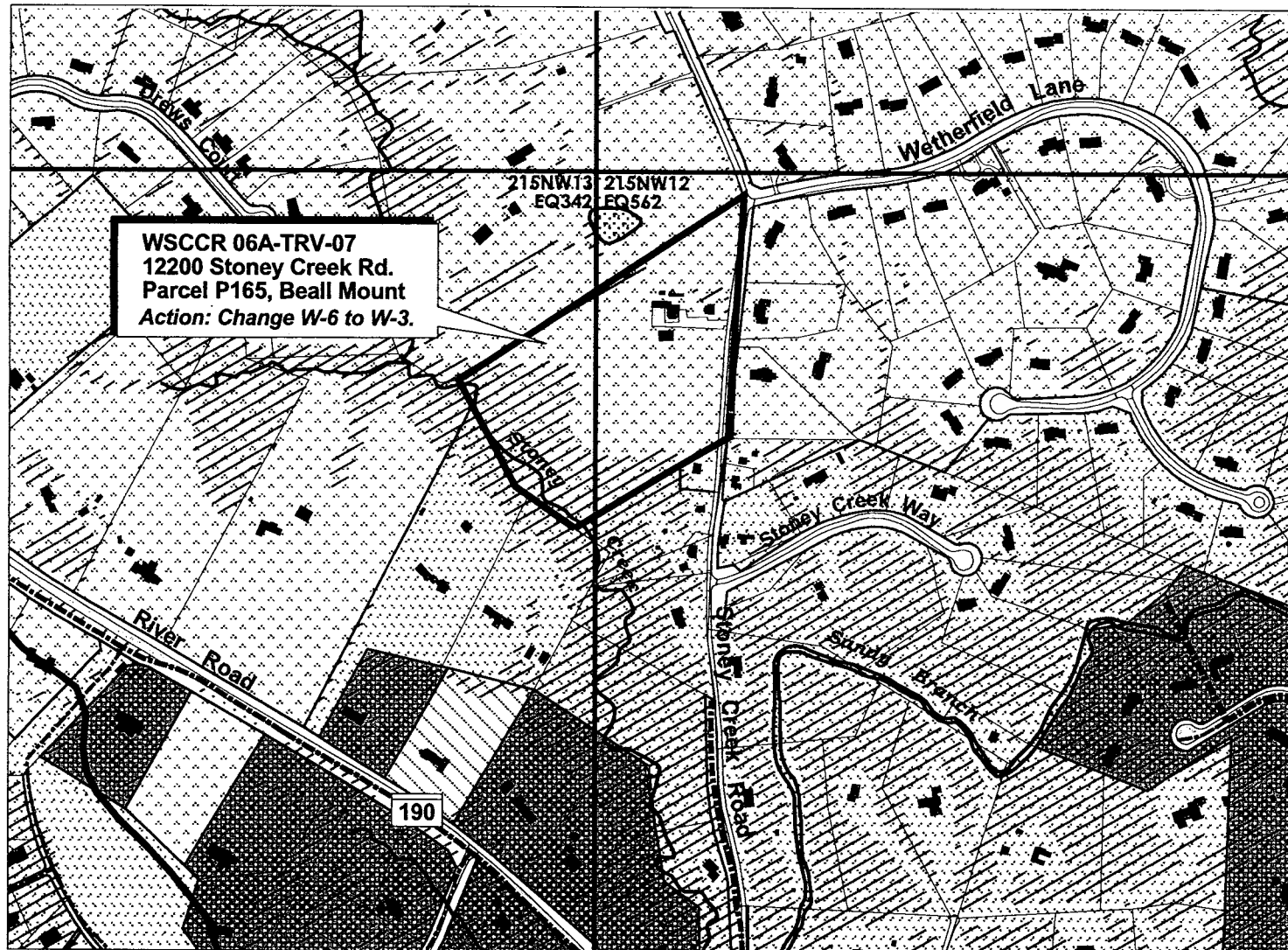
June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
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Water Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



Travilah Planning Area

Watts Branch Watershed

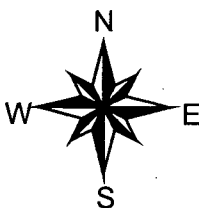
500 0 500 1000 1500 2000 2500 Feet

MAP LEGEND

- Property
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- Water Mains**
 - 8"- or Smaller-Dia. Mains
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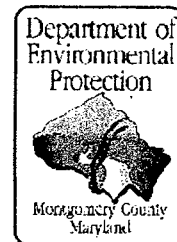
Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6



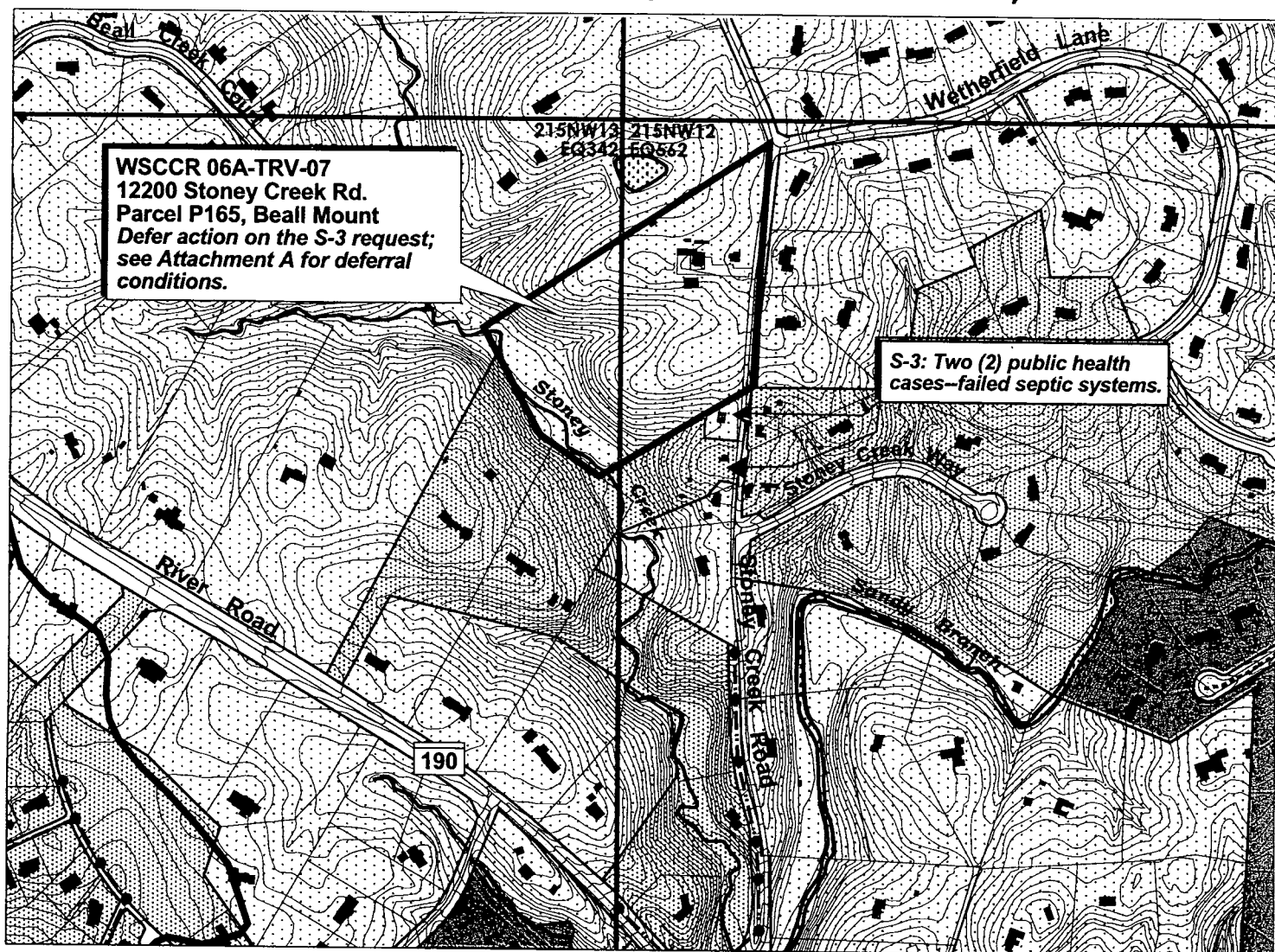
June 2003 Update
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Sewer Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



Travilah Planning Area

Watts Branch Watershed

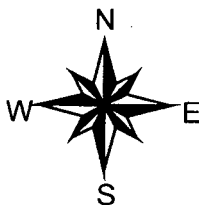
500 0 500 1000 1500 2000 2500 Feet

MAP LEGEND

- Property
- WSSC Map Grid
- Sewer Manholes
- Sewer stretch as built.shp
- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- 15"- to 42"-Diameter (CIP) Trunk Mains
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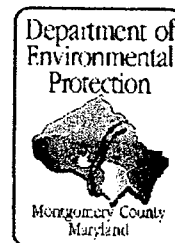
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
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